

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, June 26, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco, Jack Hart, Ginny Kelleher, Brian Morales, Teresa Skelton, Cindy Spoljaric, and Carolyn Stevenson. Also present were Kevin Buchheit, Al Salzman, Tom Higgins, and Attorney Brian Zaiger.

Del Greco stated that in the May minutes she had asked a question regarding 0604-DP-09 about who was living there and whether it would impact the schools.

Hart moved to approve the May 22, 2006 minutes as amended.

Clark seconded, and the motion passed 7-0-1. (Skelton).

Higgins reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items on the agenda.

Mr. John Isaacs requested a continuance with notice on 0511-REZ-05, 18700 North Union Street, Urbahns Companies.

Clark moved to continue 0605-DP-14.

Del Greco seconded, and the motion passed by voice vote (Skelton abstained).

Salzman discussed the waiver request from Centex Homes for 0511-REZ-05 for 21 day notice.

Clark moved to approve the waiver of the 21-day notice and move on to public hearing for 0511-REZ-05.

Del Greco seconded, and the motion passed 5-1-1 (Stevenson) (Skelton).

Kelleher arrived at 7:14 p.m.

Salzman announced the continuance of 0605-DP-15 & 0605-SPP-06.

Spoljaric made change in agenda, director's report to occur at this time.

Buchheit read a letter regarding the 2006 Comprehensive Amendment Plan Update process and stated there will be a follow up meeting and copies will be forwarded to the Comp Plan Steering Committee, Plan Commission, and Town Council members.

OLD BUSINESS

0603-DP-03 & 0603-SIT-02 **4005 East Westfield Road.** Indiana Members Credit Union requests Development Plan and Site Plan Review of a proposed new 3,246 square foot commercial structure on 5.5 acres in the GO District.

Mr. Mac Martin gave some background on Indiana Members Credit Union, presented the details of the project, and expressed agreement with all of staff's requests and conditions. He also discussed the requested waiver of the front sidewalk.

Clark moved to approve the waiver request with the condition that the interconnecting trail attaches to the Midland.

Skelton seconded, and the motion passed by voice vote.

A Public Hearing opened at 7:30 p.m.

No one spoke, and the Public Hearing closed at 7:31 p.m.

Kelleher stated two conditions should be added, #6 the interconnecting trail and #7 should be shown as an amended lighting plan be submitted.

Spoljaric asked what else is anticipated at this point.

Martin responded nothing has been determined for sure, maybe a medical building.

Kelleher proposed one more change, #3, compliant landscaping plan along the south and east buffer, which are the two areas lacking and then moved to approve 0603-DP-03 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department prior to the issuance of an ILP for the subject site;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office prior to the issuance of an ILP for the subject site;
3. That a compliant landscaping plan along the south and east buffer be provided prior to the issuance of an ILP for the subject site;
4. That an amended site plan and elevations depicting the method of screening and enclosing ground-mounted mechanicals be submitted prior to the issuance of an ILP for the subject site;
5. A cross-access easement should be shown on amended site plans prior to the issuance of an ILP for the subject site, and recorded with title to the property prior to the issuance of a Certificate of Occupancy for the proposed structure.
6. The interconnecting trail attach to the Midland Trail; and,
7. That an amended lighting plan be submitted prior to the issuance of an ILP for the subject site.

Stevenson seconded, and the motion passed 8-0.

Kelleher moved to approve 0603-SIT-02 with the following condition:

- That any conditions associated with 0603-DP-03 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 8-0.

0605-DP-15 & 0605-SPP-06 **3340 East 161st Street.** Throgmartin-Henke LLP requests Development Plan and Preliminary Plat review of Section H-1 of the Bridgewater Club, 28 lots on approximately 14.54 acres, in the Bridgewater PUD District.

Mr. Don Currise presented the details of the project stating they will work with staff regarding comments pertaining to the buffers with the belief that staff did not have the newest landscaping plan at the time the staff report was written. He also stated they have never been required to meet the building orientation requirements prior.

Spoljaric asked for clarification on the buffers.

Currise explained the buffers and the landscape plan.

Spoljaric stated it would be helpful to have updated information on the landscape plan.

Currise agreed to submit a revised landscape plan.

A Public Hearing opened at 7:52 p.m.

No one spoke, and the Public Hearing closed at 7:53 p.m.

Kelleher moved to approve 0605-DP-15 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That a compliant landscaping plan be provided;
4. That a compliant lighting plan be provided;
5. That a detailed sign plan depicting compliance with all applicable provisions of the Sign Regulations be provided prior to the issuance of an ILP for any proposed freestanding entry monument signage;
6. That these conditions be fulfilled prior to the recording of any Secondary (Final) Plat for the subject site.

Del Greco seconded, and the motion passed 8-0.

A Public Hearing for 0605-SPP-06 opened at 7:55 p.m.

No one spoke, and the Public Hearing closed at 7:56 p.m.

Kelleher moved to approve 0605-SPP-06 with the following condition:

- That all conditions attached to the associated Development Plan Review shall be satisfied prior to the recording of any secondary plat.

Hart seconded, and the motion passed 8-0.

Kelleher moved to delegate final plat approval to staff.

Skelton seconded, and the motion passed by voice vote.

NEW BUSINESS

0604-DP-06 & 14647 US 31 North. GRW Engineers requests Development Plan and Site Plan
0604-SIT-03 Review of a proposed 4,800 square foot commercial structure on 0.95 acres in the
SB-PD District.

Kristen Kluber presented some background and history of Chick-Fil-A.

Mr. Tom Breeden, GRW Engineers, presented details of the project and stated that all recommendations and conditions of staff as well as Public Works have been met and agreed to.

Spoljaric expressed concern about the parking in queue in the drive through and the traffic potential.

Breeden responded there will be traffic during peak hours, but they average about 30 seconds per customer so traffic will continue to move.

Kluber added it is not unusual during peak hours for Chick-Fil-A to have someone outside directing traffic.

Spoljaric expressed concern about the color of the outside of the building.

Sanders arrived at 8:05 p.m.

Kluber agreed to submit different colors to staff.

Del Greco asked about the parking on the east side of building and asked for clarification about the six parking spaces.

Kluber responded people who park in those spaces could either go around the building or cross access.

Stevenson asked about signage and the existing variance for a monument sign along US 31.

Morales requested, for the safety of pedestrians, a short railing between the door to the north where the stop line is.

Petitioners agreed.

A Public Hearing opened at 8:10 p.m.

Mr. Ron Thomas requested a "No Exit" sign be installed.

The Public Hearing closed at 8:12 p.m.

Hart moved to approve 0604-DP-06 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department prior to the issuance of an ILP for the subject site;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office prior to the issuance of an ILP for the subject site;
3. That an amended lighting plan be provided prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 8-1 (Sanders).

Kelleher moved to approve 0604-SIT-03 with the following conditions:

- That any conditions associated with 0604-DP-06 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 8-1 (Sanders).

0606-DP-16 & 18881 US 31 North. IMMI requests Development Plan and Site Plan Review of
0606-SIT-10 a proposed 21,700 square foot office structure on 11.36 acres in the LB District.

Mr. Tony Schelonka, IMMI, introduced guests, Kurt Aikman, Steve Akers, Akers & Associates; Jamie Shineman, Weihe Engineering; and Lisa Dunaway, Weihe Engineering. Schelonka gave some background and details of the project. He stated that as a matter of record, the square footage of the project is 22,436 square feet and not the 21,700 square feet as shown due to the fact that the square footage had not been updated after some minor changes were made to the building. He also stated willingness to amend the landscaping plan in order to be compliant on the east property line.

Schelonka clarified the "loading dock."

A Public Hearing opened at 8:22 p.m.

No one spoke, and the Public Hearing closed at 8:23 p.m.

Kelleher moved to approve 0606-DP-16 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That a compliant landscaping plan be provided prior to the issuance of and ILP for the subject site.

Stevenson seconded, and the motion passed 9-0.

Kelleher moved to approve 0606-SIT-10 with the following condition:

- That any conditions associated with 0606-DP-16 be satisfied prior to the issuance of an ILP for the subject site.

Sanders seconded, and the motion passed 9-0.

0606-PUD-07 1310 West State Road 32. Wilfong Land Companies, LLC. requests a change in zoning for approximately 856 acres from the AG-SF-1 District to the Eagle Station PUD District.

Mr. Beau Wilfong presented details of the proposed project and introduced guests Jose Croitz and Jon Deboshawitz. Charlie Frankenberger, Nelson & Frankenberger; Rich Kelley EMHT; Matt Brown, AMF Traffic Engineers; and Neil Myers. Wilfong gave some background on family business.

Deboshawitz. discussed technical details of the project and discussed the advantages of this project to Westfield and introduced details regarding Village Marketplace District I, Market Center District II, and Garden Office District III. He stated that the residential components including multi family district, were intended to serve the rental housing needs in the area, single family attached district, town homes and quads. He further stated the remaining four districts of the plan are exclusively single family residential. He also discussed amenity packages.

Wilfong continued discussing the project including public notice, public meetings, and any changes that have been made as a result of meeting with surrounding neighbors.

Del Greco commented on direct access to a parkway.

Wilfong responded this was a concern of the four residents and it was determined that they would leave a segment of Springmill Road connected.

Kelleher asked whether the petitioner has ownership or control of the parcels.

Wilfong responded with an explanation of what parcels were owned or controlled by the petitioner.

Spoljaric expressed concern about the cumulative impact of these three upcoming projects and the traffic impacts as well as the impact on the schools and asked if there were initial reports from GPW regarding forecasts of capacity.

Croitz responded that these reports were available through staff.

Kelleher asked if it is possible to do a cumulative traffic study on all three projects?

Deboshawitz responded they can have this addressed at the committee level and mentioned the consultant could be made available to meet with the Plan Commission members.

A Public Hearing opened at 9:05 p.m.

Mr. Craig Wood expressed concern about quality, quantity, and integrity.

Mr. Ed Mendoza spoke in favor of the project.

Ms. Fern Firestone spoke in favor of the project.

Mr. David Holliday spoke in favor of the project.

Mr. Jim Anderson spoke of the economic development balance this development would bring.

Ms. Melda Corn/Korn? spoke of her concerns of the project and coming to resolution with the developer.

Ms. Alley? Campbell spoke of her concerns of the project and thanked Mr. Wilfong for meeting with her.

Mr. Jack Bonham asked several questions regarding traffic, custom homes vs. production homes, projected build out, and the Commission recommendations and review of site plans.

The Public Hearing closed at 9:20 p.m.

Wilfong responded to the public hearing comments stating willingness to meet with Ms. Korn or her attorney. He also stated a letter will be sent to Ms. Campbell regarding her drainage issues. Wilfong also expressed the desire for Eagle Parkway not to be for semis, basically residential traffic. As far as the time frame for completion, he stated the projected time frame is 10-12 years and that the plan is to begin several subdivisions at once due to the difference in projects and price points. He also stated they are not anticipating custom homes. Wilfong expressed a willingness to meet with Mr. Wood about the sanitary sewer and to answer his questions.

Spoljaric stated that due to the heavy load of the subcommittees, she suggested suspending the rules and sending this project to the Standards Subcommittee rather than the Comp Plan subcommittee and asked for Commission feedback.

The Commission agreed that suspension of the rules and sending the project to the Standards Subcommittee was an acceptable alternative.

Del Greco moved to suspend the rules in order to send the petition to the Standards Subcommittee for review.

Clark seconded, and the motion passed unanimously.

Hart moved to send 0606-PUD-07 to the Standards Subcommittee for review.

Del Greco seconded, and the motion passed unanimously by voice vote.

Spoljaric announced her upcoming absence and asked Sanders to fill in in her absence.

Spoljaric left the meeting at 9:38 p.m.

Skelton recused herself.

0606-REZ-05 16115 Ditch Road. Centex Homes requests a change in zoning for 54.52 acres from AG-SF-1 and SF-2 to SF-3.

Hardin introduced Mr. John Isaacs and presented the details of the zoning change request stating Centex was encouraged by the Plan Commission to be more creative with their site plans to include frontage roads, increased open space, and some amenities within their development. He further stated Centex has revised their plan to provide a frontage road along Ditch Road and some enhanced landscaping which includes the possibility of a park. He also stated Isaacs has met with some of the neighbors to address their concerns.

Del Greco asked if the land to the north is still farmed and if there were plans for buffering.

Isaacs responded they will be proposing buffering.

Kelleher confirmed the recommendations made by the Plan Commission were for another project and that Centex revised this proposal before coming before the Commission.

Hardin responded in agreement.

A Public Hearing opened at 9:47 p.m.

Ms. Moon expressed concern about the building materials being used.

Mr. Les Lee spoke against the project.

Mr. Jack Bonham spoke of zoning, density, and offered several suggestions.

Mr. Ron Thomas expressed concern regarding price point, square footage, buffering, and the desire for larger lot homes along Ditch Road.

The Public Hearing closed at 10:00 p.m.

Hardin responded to the public hearing comments.

Del Greco asked if there were any amenities planned.

Hardin responded the neighborhood is not large enough to support a pool.

Kelleher asked the petitioner to make a commitment that any duplexes would not be placed in this development if it were an SF-3 rezone.

Isaacs responded that commitment could be made.

This project will go to subcommittee July 5.

Kelleher reported that the Comp Plan Subcommittee is still working on Westgate and Ackerson Farms.

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The meeting adjourned at 10:22 p.m.

President

Secretary